

Applicants are reminded that all Return Receipts
From the Certified Mail of Public Hearing must be submitted prior to
Public Hearing for application to be heard.

**All Applicants and Property Owners
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER
OF ATTORNEY

AGENDA
NOTICE OF MEETING
WARRICK COUNTY BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
Monday, April 26, 2021 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the minutes from the March 22, 2021 meeting.

SPECIAL USE:

SPECIAL USE: BZA-SU-21-10

APPLICANT: Alvey's Signs by Kellie Wood, Business Development Specialist

OWNER: ALCOA Warrick LLC by Kari Fluesel, Communications Leader

PREMISES AFFECTED: Property located on the south side of SR 66 approximately 0 feet south of the intersection formed by SR 66 and SR 61, Lot No. 2 in Alcoa-APGI Subdivision. Anderson Twp

NATURE OF CASE: Applicant requests a Special Use, SU 8, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: 29.69 square foot electronic message board to be used for Kaiser Aluminum LLC all in an "M-2" General Industrial Zoning District. (*Advertised in The Standard on April 15, 2021*)

SPECIAL USE: BZA-SU-20-02A

APPLICANT: River City Wireless, Inc. by Jessica Robling, Owner

OWNER: American Land Holdings of Indiana LLC by Jim McKean, Senior Manager-Land

PREMISES AFFECTED: Property located on the east side of Asbury Cemetery Road approximately 0 feet south of the intersection formed by Asbury Cemetery Road and Welte Road, Campbell Twp 21-5-9 2899 *Asbury Cemetery Rd.*

NATURE OF CASE: Applicant requests a Special Use, SU 18, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: an amendment to BZA-SU-20-02 for an Improvement Location permit to be issued for a 184' tower

(previously 164') and associated equipment in a .95 acre lease area in an "A" Agricultural Zoning District. (*Advertised in The Standard on April 15, 2021*)

VARIANCES:

VARIANCE: BZA-V-21-09

APPLICANT: David Parker

OWNER: Spurling Development, LLC by Andy Spurling, Member

PREMISES AFFECTED: Property located on the south side of Bell Oaks Dr. approximately 0' west of the intersection formed by Bell Oaks Drive and Merchant Drive. Ohio Twp. Lot No. 9 in Highpointe Centre Subdivision Section E No. 2 *8177 Bell Oaks Dr.*

NATURE OF CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to all an Improvement Location Permit to be issued for a 413 square foot deck addition to an existing patio attached to the Prime Time Restaurant. The proposed addition will encroach a maximum of 3' into the side set back line, in a "C-4" General Commercial Zoning District. (*Advertised in The Standard on April 15, 2021*)

VARIANCE: BZA-V-21-11

APPLICANT & OWNER: Westfall Investments, LLC by Carl Westfall, owner

PREMISES AFFECTED: Property located on the north side of Vann Road approximately 2,200' southwest of the intersection formed by Vann Road and Wethers Road, Ohio Twp. Lot No. 5 & 6 in Warrick Research and Industrial Center No. 8 – Section 2. *4888 & 4900 Vann Rd..*

NATURE OF CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow Improvement Location Permits to be issued for storage buildings not meeting the 10' requirement between structures. They are asking for 1', 5', and 7' distance between buildings. All in "M-2" General Industrial Zoning District. (*Advertised in The Standard on April 15, 2021*)

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.